

**MINUTES OF THE  
CITY OF GREENSBORO  
MINIMUM HOUSING STANDARDS COMMISSION  
REGULAR MEETING  
DECEMBER 10, 2013**

The regular meeting of the City of Greensboro Minimum Housing Standards Commission was held on Tuesday, December 10, 2013 in the Plaza Level Conference Room of the Melvin Municipal Office Building, commencing at 1:32 p.m. The following members were present: Kathleen Sullivan, Chair; Justin Outling; Tyler Quinn; Ellen Sheridan; and Steve Allen. Staff present included Cheryl Lilly, Barbara Harris, Elizabeth Benton, Mark Wayman, and Inspectors Don Sheffield, Roy McDougal, Roddy Covington, Chris Jones, Brad Tolbert, and Rick Stovall. Also present was Mike Williams, Attorney for the Commission, and Mary Lynn Anderson, City Attorney's Office.

**1. APPROVAL OF MINUTES FROM NOVEMBER 12, 2013 MEETING:**

Mr. Outling moved approval of the November 12, 2013 meeting minutes, seconded by Mr. Quinn. The Commission voted unanimously 4-0 in favor of the motion. (Ayes: Sullivan, Outling, Allen, Quinn. Nays: None.)

**2. REQUEST OF STAFF OF ANY CHANGES TO THE AGENDA:**

Compliance Coordinator Benton requested the following changes to the agenda: (1) Item 8 will be heard as a New Case instead of a Continued Case; (2) the owners in Item 8 are David A. Black and Ellen R. Black; (3) Item 9 is being pulled as it is now in compliance; (4) Item 15 is pulled as it is an estate matter; (5) Items 17, 18, 19, 21, and 22 are being pulled due to service issues; and (6) the tax map numbers in items 23 and 24 should be amended for both to read TMN 418-2-25.

Mr. Quinn moved to approve the changes to the agenda, seconded by Mr. Outling. The Commission voted unanimously 4-0 in favor of the motion. (Ayes: Sullivan, Outling, Allen, Quinn. Nays: None.)

**3. SWEARING IN OF CITY STAFF TO TESTIFY:**

City staff was sworn as to their testimony in the following matters.

**4. SWEARING IN OF OWNERS, CITIZENS AND ALL OTHERS TO TESTIFY:**

Property owners and citizens were sworn as to their testimony in the following matters.

**CONTINUED CASES:**

- 5. 1511 Randolph Avenue** (TMN 76-1-14) Ramon Vasquez, Maria Antonia Garcia Vasquez, Owners – In the Matter of Order to Repair, Alter or Improve Structure. Inspector Covington. Continued from February 12, 2013; April 9, 2013; June 11, 2013; August 9, 2013; October 8, 2013; and November 12, 2013 meetings. **(CONTINUED UNTIL MARCH 11, 2014 MEETING)**

Ramon Vasquez, 1612 West Vandalia Street, is the owner of the property. Speaking with the help of an interpreter, he described progress made at the property since the last meeting.

Inspector Sheffield stated that the electrical and plumbing have both passed the rough stage. The owner needs a mechanical permit for framing. He felt the owner was moving along with repairs.

Inspector Stovall confirmed that significant progress has been made since the last meeting.

Mr. Vasquez requested a continuance of four months to allow time to secure funds and complete all repairs.

Given the owner's progress on the property and his clear intent to bring the property into compliance, Mr. Outling moved to continue the case until the March, 2014 meeting, seconded by Mr. Quinn. The Commission voted unanimously 4-0 in favor of the motion. (Ayes: Sullivan, Outling, Allen, Quinn. Nays: None.)

Ms. Sheridan joined the meeting at 1:45 p.m.

**6. 513 Julian Street (TMN 30-7-18) Timothy O. Hicks, Owner – In the Matter of Order to Repair, Alter or Improve Structure. Inspector Covington. Continued from September 10, 2013; October 8, 2013; and November 12, 2013 meetings. (INSPECTOR UPHELD)**

Officer Douglas Campbell, Greensboro Police Department, contacted Local Ordinance Enforcement, regarding the safety of the property's porch following his routine distribution of flyers notifying the neighborhood of a recent burglary in the area. He stated that the porch was ready to fall in and he noted the structural instability of the house.

Inspector Stovall confirmed that the front porch is extremely hazardous and there are large holes inside the home. He noted no changes in the status of violations since the last meeting. He said that there was a 45-minute wait to get into the property due to a brief confrontation with police.

Counsel Williams asked Compliance Coordinator Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was December 6, 2013; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes for each unit in the multiunit property or in the entire building. Ms. Benton stated that she agreed with these questions.

Compliance Coordinator Benton stated that the list of violations include missing smoke detectors; plumbing system needs to be repaired to code; unclean/unsanitary floors, ceilings, and/or walls; walls have peeling, chipping, or flaking paint; walls have cracks, holes, or loose plaster; loose floor covering that must be repaired or replaced; exterior doors need to be weathertight; screens required on exterior doors; windows do not open or close as manufactured; windows are missing screens; windows missing locks that need to be repaired or replaced; windows are not weathertight; exterior walls have loose or rotted material; exterior walls contain holes and/or breaks and exterior wood surfaces need to be maintained by paint or other protective coating; guardrails are missing; steps are rotten or in disrepair; front and rear porch floors rotten and in disrepair; all exterior property and premises need to be maintained in a clean and sanitary condition; exposed wiring at light fixtures; handrails required at back porch steps; gutters need to be cleaned; handrails required at basement stairs; and ceilings contain holes and loose material.

It was noted that Mr. Hicks was made aware that his property would be on today's agenda during discussions with Inspector Stovall and the police officer.

Given that this property has been out of compliance for well over a year; there is a lack of evidence and testimony by the property owner as to his intent to repair, notwithstanding the fact that several continuances have been granted; and the testimony of safety workers as well as community members as to the dangers of the property; Mr. Outling moved to uphold the Inspector, seconded by Mr. Quinn. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sullivan, Outling, Sheridan, Allen, Quinn. Nays: None.)

Chair Sullivan stated that the property involved in this matter is located at 513 Julian Street in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

7. **3703 Cameron Avenue** (TMN 209-1-36) Alfredo Rios Vasquez, Owner – In the Matter of Order to Repair, Alter or Improve Structure. Inspector McDougal. Continued from March 8, 2013; April 9, 2013; September 10, 2013; and November 12, 2013 meetings. **(INSPECTOR UPHELD)**

There was no one present to speak on this property. Inspector McDougal stated that the owner informed him that he would be present at this meeting.

Counsel Williams asked Compliance Coordinator Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was November 25, 2013; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes for each unit in the multiunit property or in the entire building. Ms. Benton stated that she agreed with these questions.

Compliance Coordinator Benton stated that the list of violations include no appliances in unit; no doors in unit; smoke detectors missing and required; unit has no functional heating system or ductwork; unit has no plumbing facilities or fixtures; unclean/unsanitary floors, ceilings and/or walls; exposed wiring at outlets and light fixtures.

Inspector Sheffield stated that an electrical permit has been pulled and an electrical rough was done but there has been no inspection. There is no plumbing or mechanical permit. A building permit was pulled but there has been no inspection.

Inspector McDougal indicated that no progress has been made since the last meeting in November, 2013.

Mr. Outling noted that the owner stated in March, 2013 that he would have the property up to code in 90 days. Furthermore, the owner is not present to provide testimony as to his intent to bring the property into compliance, as well as his intent to finish the job in a timely manner. In addition, the property has been out of compliance for several years.

Mr. Outling moved to uphold the Inspector, seconded by Mr. Allen. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sullivan, Outling, Sheridan, Allen, Quinn. Nays: None.)

Chair Sullivan stated that the property involved in this matter is located at 3703 Cameron Avenue in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

8. **1704 Way Street** (TMN 439-1-53): Basil N. T. Agapion, Owner -- In the Matter of Order to Repair, Alter or Improve Structure. Inspector McDougal. Continued from November 12, 2013 meeting.  
**(REMOVED -- IN COMPLIANCE)**

#### **NEW CASES:**

9. **1101 Benbow Road** (TMN 103-6-28): David A. Black and Ellen R. Black, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Covington. **(CONTINUED UNTIL MARCH 11, 2014 MEETING)**

Counsel Williams asked Compliance Coordinator Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was December 7, 2013; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes for each unit in the multiunit property or in the entire building. Ms. Benton stated that she agreed with these questions.

Compliance Coordinator Benton stated that the list of violations include power not on at time of inspection; missing and inoperable smoke detectors; heat—gas/electric not on at time of inspection; plumbing facilities must be maintained in a safe, sanitary and functional condition; water not on at time of inspection; unclean and unsanitary floors, ceilings and/or walls; walls have peeling, chipping or flaking paint; exterior doors need to be weathertight; locks not maintained or missing from windows; every window shall open and close as manufactured; broken windows; exterior wood surfaces need to be maintained by painting or other protective coating; exterior walls have loose or rotted material; roof drains, gutters and downspouts in disrepair.

David Allen Black is the new owner of this property. The power has been turned on in the property. The structure of the building is sound. He is in process of shoring up the property and asked for 90 days to complete repairs. He plans to begin the window repairs shortly. The phone lines will be connected today and the alarm system will be functioning tomorrow.

Given the progress made during the short period of time the owner has had the property, Mr. Outling moved to continue the case until the March 11, 2014 meeting, seconded by Mr. Quinn. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sullivan, Outling, Sheridan, Allen, Quinn. Nays: None.)

10. **611 Bennett Street** (TMN 49-4-13); Raymond E. Phillips and Princess Phillips, Owners – In the Matter of Order to Repair, Alter or Improve Structure. Inspector Covington. **(INSPECTOR UPHELD)**

Compliance Coordinator Benton stated that this property was initially inspected on March 8, 2012. The hearing was held April 29, 2013 and the order was issued on the same date. The City did not have to have the property secured.

Counsel Williams asked Compliance Coordinator Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was December 9, 2013; the property is a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes for each unit in the multiunit property or in the entire building. Ms. Benton stated that she agreed with these questions.

Compliance Coordinator Benton stated that the lists of violations are grouped together for this property. The property consists of two units. The violations include power not on at time of inspection; missing smoke detectors; plumbing facilities must be maintained in a safe, sanitary and functional condition; water not on at

time of inspection; doors difficult to operate; unclean and unsanitary floors, ceilings and/or walls; walls have cracks, holes or loose plaster, decayed wood; rotten flooring must be repaired; loose floor covering must be repaired or replaced; ceiling contains holes, loose material; heat—gas/electric not on at time of inspection; dwelling shall be kept free from insect and rodent infestation; exterior doors need to be weathertight; bathroom and bedrooms need to have lock sets on doors; windows do not open and close as manufactured; windows are missing screens; windows have broken glass; windows have broken or missing locks and are not weathertight; exterior wood surfaces need to be maintained with paint or other protective coating; exterior walls contain holes and/or breaks; exterior walls have loose or rotted material; deck, porch and/or patio flooring rotten or in disrepair; ceiling contains holes, rotten and/or in disrepair; all exterior property and premises shall be maintained in a clean and sanitary condition. *In Both Units:* unsafe electrical wiring; exposed wiring at light fixtures; electrical equipment needs to be properly installed and maintained; electrical panels are loose and damaged; both electrical panels are missing knock-out blanks; utilities for heat not on; neither unit, specifically in B unit, the bathtub does not any plumbing fixtures; water not on at time of inspection for either unit; rotten flooring in bathroom area; loose floor covering requiring repair; foundation walls have holes and cracks; ventilation vents missing or not maintained; guardrails are loose, damaged or improperly maintained; guardrails missing; porch floor rotten or in disrepair; loose commode in unit A.

There was no one present to speak on this property. Staff did not receive notification from the owner regarding their inability to attend the meeting.

Given the absence of any testimony from the property owner or any other representative as to the timeline or intent to bring the property into compliance, as well as the fact this property has been out of compliance for a year, Mr. Outling moved to uphold the Inspector, seconded by Mr. Quinn. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sullivan, Outling, Sheridan, Allen, Quinn. Nays: None.)

Chair Sullivan stated that the property involved in this matter is located at 611 Bennett Street in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

Compliance Coordinator Benton informed Chair Sullivan that the property owner of 513 Julian Street was now present. Counsel Williams advised the Commission that although the item has already been heard, members can allow the owner to speak. After hearing what the owner has to say, it is possible to rescind the earlier vote if Commissioners agree to do so.

Timothy Hicks, 513 Julian Street, was sworn as to his testimony in this matter. He stated that he did not bring a timeline for repairs.

Mr. Outling asked the owner to describe work that has been done since the last meeting to bring the property into compliance. Mr. Hicks indicated that he has worked on the drywall inside the house to clean up cracks in the old plaster.

Chair Sullivan informed Mr. Hicks that the Commission voted earlier to uphold the Inspector which means that he has 90 days to bring the property into compliance. Members were in agreement that their earlier motion to uphold the Inspector still stands. Chair Sullivan reiterated to Mr. Hicks that he has 90 days to

comply or the City has the right to demolish the property. Mr. Hicks was advised that he has the right to appeal the ruling of the Commission within 15 days.

**11. 513 Broad Avenue (TMN 31-2-13):** Ravonda Carney Meachem, Owner. In the Matter of Order to Repair, Alter or Improve the Structure. Inspector Covington. **(INSPECTOR UPHELD)**

Compliance Coordinator Benton stated that this property was initially inspected on October 30, 2012. The hearing was held June 21, 2013 and the order was issued on the same date. The City did not have to have the property secured.

Counsel Williams asked Compliance Coordinator Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was December 3, 2013; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes for each unit in the multiunit property or in the entire building. Ms. Benton stated that she agreed with these questions.

Compliance Coordinator Benton stated that the list of violations includes heating system is dismantled, unsafe and not capable of maintaining 68 degrees in habitable rooms; bathroom area around the back side of toilet has rotten flooring; exposed wiring in basement area; missing smoke detectors; weak flooring at back door area; broken/cracked windows in basement area; wall has peeling, chipping or flaking paint that must be repaired, removed or covered in bathroom area; exterior doors need to be weathertight; exterior wood surfaces need to be maintained by painting or other protective coating; exterior walls have loose or rotted material; handrails are loose, damaged or improperly maintained; gutters need cleaning; sump pump not working in basement and thus causing standing water; power not on at time of inspection; water not on at time of inspection.

Ravonda Meachem, 513 Broad Avenue, stated that this is a rental property. She intends to bring the property up to code within 90 days. She described events that have prevented her from making repairs on the property during the past year. The contractor has not yet given her an estimate or a timeline. She believes she can have the funds secured to pay for the work within 90 days.

Inspector Sheffield stated that a mechanical and building permit will be required for the repairs.

Mr. Outling pointed out that the property owner previously represented to the City that she would bring the property into compliance well over a year ago and has not done so. In addition, the property owner has not had any contact with the City prior to this meeting as to her intent to bring the property into compliance.

Mr. Outling moved to uphold the Inspector, seconded by Ms. Sheridan. The Commission voted 3-2 in favor of the motion. (Ayes: Sullivan, Sheridan, Outling. Nays: Quinn, Allen.)

Chair Sullivan stated that the property involved in this matter is located at 513 Broad Avenue in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

**12. 841 Broad Avenue (TMN 50-2-4): VFS Lending JV LLC, Owner -- In the Matter of Order to Repair, Alter or Improve the Structure. Inspector Covington. (INSPECTOR UPHELD)**

Compliance Coordinator Benton stated that this property was initially inspected on April 17, 2013. The hearing was held June 17, 2013 and the order was issued on June 24, 2013. The City did not have to have the property secured.

Counsel Williams asked Compliance Coordinator Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was December 4, 2013; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes for each unit in the multiunit property or in the entire building. Ms. Benton stated that she agreed with these questions.

Compliance Coordinator Benton stated that the list of violations includes missing and inoperable smoke detectors; plumbing facilities must be maintained in a safe, sanitary, and functional condition—bathtub knobs; all appliances shall be capable of performing the intended function; unclean and unsanitary floors, ceilings and/or walls in bedroom area; loose flooring in kitchen area/loose vent cover in hall area; exterior doors need to be weathertight; bedrooms must have a door and interior lock set; every window shall open and close as manufactured – window in living room area; toilet is loose; doors difficult to open – bathroom door off hinges; electrical outlet weather cover missing; exterior wood surfaces need to be maintained by painting or other protective coating; exterior walls contain holes and/or breaks; exterior walls not weatherproof; exterior walls have loose or rotted material; guardrails are loose, damaged, or improperly maintained; missing pickets on back porch; guardrail missing on front porch; handrails are loose, damaged or improperly maintained on front steps; property needs to be graded to prevent accumulation of standing water; broken window in the laundry room area; screen required on front screen door;

Inspector Sheffield stated that no permits have been taken out for this property.

There was no one present to speak on this property. It was pointed out that a bank owns this property.

Mr. Allen moved to uphold the Inspector, seconded by Mr. Outling. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sullivan, Outling, Sheridan, Allen, Quinn. Nays: None.)

Chair Sullivan stated that the property involved in this matter is located at 841 Broad Avenue in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

**13. 208 Burtner Street (TMN 52-2-2): Jacqueline N. Acey, Trustee of the Kenneth Bradley English Testamentary Trust, Gwendolyn English Davis Manns and Kathleen English Brown, Owners – In the Matter of Order to Repair, Alter or Improve Structure. Inspector Covington. (INSPECTOR UPHELD)**

Compliance Coordinator Benton stated that this property was initially inspected on October 24, 2011. The hearing was held March 5, 2012 and the order was issued on April 4, 2012. The City had to secure the property and securing the property has been a repeat problem. There are children living in the area where the property is located.

Counsel Williams asked Compliance Coordinator Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was December 3, 2013; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes for each unit in the multiunit property or in the entire building. Ms. Benton stated that she agreed with these questions.

Compliance Coordinator Benton stated that the list of violations includes cracked or missing electrical outlet cover; power not on at time of inspection; missing and inoperable smoke detectors; heat-gas/electric not on at time of inspection; plumbing facilities must be maintained in a safe, sanitary and functional condition; water not on at time of inspection; water heater relief valve improperly installed; unclean and unsanitary floors, ceilings and/or walls; ceiling contains holes, loose material and/or in disrepair; doors need to be weathertight; screens required on windows; screens on doors should be self closing and latching; every window shall open and close as manufactured; exterior wood surface needs to be maintained by painting or other protective coating; foundation wall has holes or cracks; property needs to be graded to prevent accumulation of standing water; roof drains, gutters and downspouts in disrepair, gutters need cleaning; roof has leaks.

Inspector Sheffield stated that no permits have been taken out for this property.

The owner was not present to speak on this property. The Inspector has had no contact from the owner within the past year.

Officer Roberts, Greensboro Police Department, stated that the owner has been unable to keep this property secured. There have been 31 service calls to this property within the last year. He asked the Commission for help in this matter.

Mr. Allen moved to uphold the Inspector, seconded by Mr. Outling. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sullivan, Outling, Sheridan, Allen, Quinn. Nays: None.)

Chair Sullivan stated that the property involved in this matter is located at 208 Burtner Street in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

**14. 305 East Whittington Street (TMN 17-10-12): Clyde Allen Clinton, Jr., Owner – In the Matter of Order to Repair, Alter or Improve Structure. Inspector Covington. (INSPECTOR UPHELD)**

Compliance Coordinator Benton stated that this property was initially inspected on February 1, 2013. The hearing was held May 15, 2013 and the order was issued on May 23, 2013. The City had to secure the property. There are children living in the area where the property is located.

Counsel Williams asked Compliance Coordinator Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was December 3, 2013; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes for each unit in the multiunit property or in the entire building. Ms. Benton stated that she agreed with these questions.



Compliance Coordinator Benton stated that the list of violations includes exposed wiring at light fixture; power not on at time of inspection; missing smoke detectors; heat—gas/electric not on at time of inspection; plumbing facilities must be maintained in safe, sanitary, functional condition; water not on at time of inspection; unclean and unsanitary floors, ceilings and/or walls; walls has peeling, chipping or flaking paint that must be repaired, removed or covered; every window shall open and close as manufactured; windows need to be weathertight; guardrail missing in front porch area.

There was no one present to speak on this property. The Inspector has had no contact from the seller or owner of the property.

Inspector Sheffield stated that no permits have been taken out for this property.

Given the absence of any testimony as to the owner's intent to bring the property into compliance as well as the fact this property has been out of compliance since May of 2013, Mr. Outling moved to uphold the Inspector, seconded by Mr. Quinn. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sullivan, Outling, Sheridan, Allen, Quinn. Nays: None.)

Chair Sullivan stated that the property involved in this matter is located at 305 East Whittington Street in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

15. **316 Murray Street** (TMN 16-7-6): Adele Wicker, Owner – In the Matter of Order to Repair, Alter or Improve Structure. Inspector Covington. **(REMOVED DUE TO ESTATE MATTERS)**
16. **325 Lawrence Street** (TMN 243-5-13): Stephen Agapion and Alice H. Agapion, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Covington. **(CONTINUED UNTIL JANUARY 14, 2014 MEETING)**

Compliance Coordinator Benton stated that this property was initially inspected on May 22, 2013. The hearing was held on June 21, 2013 and the order was issued on the same date. There are children living in the area where the property is located.

Counsel Williams asked Compliance Coordinator Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was December 3, 2013; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes for each unit in the multiunit property or in the entire building. Ms. Benton stated that she agreed with these questions.

Compliance Coordinator Benton stated that the list of violations includes windows need to be weathertight; roof structural members rotten or deteriorated; unclean and unsanitary floors, ceilings and/or walls – ceilings throughout the structure; doors difficult to operate; exterior wood surfaces need to be maintained by painting or other protective coating; exterior walls have loose or rotted material; property needs to be graded to prevent accumulation of standing water; roof drains, gutters and downspouts in disrepair; roof has leaks; steps in front are rotten or in disrepair; front porch ceiling contains holes, rotten and/or in disrepair; unclean

and unsanitary floors, ceilings, and/or walls; rotten flooring in bathroom area around bathtub that must be repaired; loose floor covering in kitchen and bathroom areas that must be repaired or replaced; exposed wiring at light fixtures – kitchen area/bedroom areas (missing light covers); open ground outlet, check outlets throughout structure; missing smoke detectors, smoke alarms required in each sleeping room and common area; heat—gas not on at time of inspection; exterior doors need to be weathertight; locks not maintained or missing from window; screens required on windows; screens on doors should be self closing and latching; every window shall open and close as manufactured; holes in wall throughout the structure; handrail required on back porch area; flashing required around chimney.

Ernest Knight, 608 Summit Avenue, indicated that he is not yet the owner of the property. Negotiations are almost finished and work will begin on the unit shortly. He asked for a continuance to complete the purchase of the property. He felt that the repairs could be completed in four to five months.

Ms. Sheridan moved to continue the case until the February, 2014 meeting. There was no second and the motion failed.

Mr. Allen moved to continue the case until the January, 2014 meeting, seconded by Mr. Quinn. The Commission voted 4-1 in favor of the motion. (Ayes: Sullivan, Sheridan, Quinn, Allen. Nays: Outling.)

Inspector Sheffield urged the potential owner to secure permits before any work is done.

17. **1721 Huffine Mill Road (TMN 4-187-E-464-S-64):** Vivian E. King Carter, Owner -- In the Matter of Order to Repair, Alter or Improve Structure. Inspector Covington. **(REMOVED DUE TO SERVICE ISSUES)**
18. **806 Dillard Street (TMN 35-1-21):** Hall Property Group LLC (Brian A. Hall, Registered Agent), Owners -- In the Matter of Order to Repair, Alter or Improve Structure. Inspector Covington. **(REMOVED DUE TO SERVICE ISSUES)**
19. **814 Dillard Street (TMN 35-1-17):** Nellie J. Jones LLC (Bulent Bediz, Registered Agent), Owners -- In the Matter of Order to Repair, Alter or Improve Structure. Inspector Covington. **(REMOVED DUE TO SERVICE ISSUES)**
20. **429 North Dudley Street (TMN 27-9-9):** Ruby Leach and Lucille Cockerham, Owners – In the Matter of Order to Repair, Alter or Improve Structure. Inspector Sheffield. **(CONTINUED UNTIL JANUARY 11, 2014 MEETING – NO VIDEO)**

Compliance Coordinator Benton stated that this property was initially inspected on March 8, 2013. The hearing was held on April 8, 2013 and the order was issued on May 1, 2013. There are children living in the area where the property is located.

There being no current video of this property, the case was continued until the January, 2014 meeting.

21. **3523 South Elm Street (TMN 406-1-2):** Regino Arnulfo Peralto and Gloria P. Peralto, Owners – In the Matter of Order to Repair, Alter or Improve Structure. Inspector Sheffield. **(REMOVED DUE TO SERVICE ISSUES)**
22. **807 Garret Street (TMN 241-1-6):** Custom Property Development, LLC (Dana Bridges, Registered Agent) – Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Jones. **(REMOVED DUE TO SERVICE ISSUES)**
23. **1605-A Glenside Drive (TMN 418-2-25):** James Kenneth Guffey, Sr. and Dixie S. Guffey, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector McDougal. **(INSPECTOR UPHOLD)**

Compliance Coordinator Benton stated that this property was initially inspected on February 15, 2013. The hearing was held April 10, 2013 and the order was issued on the same date. There are children living in the area where the property is located.

Counsel Williams asked Compliance Coordinator Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was November 22, 2013; the property is a multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes for each unit in the multiunit property or in the entire building. Ms. Benton stated that she agreed with these questions.

Compliance Coordinator Benton stated that the list of violations includes no electrical power service; back storm door missing arm closure; missing smoke detectors; heat-gas/electric not on at time of inspection; water not on at time of inspection; walls in unit are unclean and unsanitary; roof structural members rotten and deteriorated; bathroom ceiling has fallen down due to roof leak, need permit to repair; surfaces in unit are unclean and unsanitary; bathroom bathtub wall surround in disrepair and pulling away from wall; first bedroom needs interior lock; (2) window panes broken out in first bedroom; under kitchen sink unclean and unsanitary; fascia boards on house have chipped and peeling paint; holes in fascia boards on house; fascia boards on house have rotting wood; exterior wood window frames have chipped and peeling paint; back porch needs guardrails; back porch steps need handrail; holes in front porch exterior concrete wall; holes in back porch exterior concrete wall; back door exterior wood frame has rotting wood; front concrete porch is pulling away from wall; front storm door bottom panel needs to be repaired; need to remove tree limbs from roof of house; roof is leaking, need permit to repair.

Inspector Sheffield stated that a building permit is required. No permits have been taken out for this property.

James Kenneth Guffey, 80 West Westfield Court, Gibsonville, North Carolina, is the owner of the property. He is trying to sell the property as-is and he asked for a 90 day continuance. He has no intent at this time to bring the property into compliance. He plans to demolish the property if it cannot be sold in a certain amount of time. He has been trying for three months to sell the property.

Given that the property has been out of compliance since February of 2013 as well as the fact that there is no evidence of the property owner's intent to bring the property into compliance or any plan by another party to bring the property into compliance, Mr. Outling moved to uphold the Inspector, seconded by Mr. Allen. The Commission voted 5-0 in favor of the motion. (Ayes: Sullivan, Sheridan, Quinn, Allen, Outling. Nays: None.)

Chair Sullivan stated that the property involved in this matter is located at 1605-A Glenside Drive in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

- 24. 1605-B Glenside Drive (TMN 418-2-25):** James Kenneth Guffey, Sr. and Dixie S. Guffey, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector McDougal. (**INSPECTOR UPHELD**)

Compliance Coordinator Benton stated that this property was initially inspected on February 15, 2013. The hearing was held April 10, 2013 and the order was issued on the same date. There are children living in the area where the property is located.

Counsel Williams asked Compliance Coordinator Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was November 22, 2013; the property is a multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes for each unit in the multiunit property or in the entire building. Ms. Benton stated that she agreed with these questions.

Compliance Coordinator Benton stated that the list of violations includes no electrical power service; back storm door missing arm closure; missing smoke detectors; top and bottom panels are missing at back storm door; interior walls have paint peeling and falling; structural roof members are deteriorated, need permit to repair; ceiling in kitchen is falling in because of roof leak, need permit to repair; bathroom needs door and interior lock set; bedrooms must have door with lock set; ceilings contain holes or loose material in second bedroom; heat-gas/electric not on at time of inspection; water not on at time of inspection; broken window panes in first and second bedrooms and rear porch; fascia boards on house have chipped and peeling paint; holes in fascia boards on house; fascia boards have rotted wood; roof is leaking; exterior window frames have chipped and peeling paint; back porch needs guardrails and stairs need handrails; holes in exterior back porch concrete wall; holes in exterior front porch concrete wall.

James Kenneth Guffey, 80 West Westfield Court, Gibsonville, North Carolina, is trying to sell the property as-is. He confirmed that comments made regarding 1605-A Glenside Drive apply to 1605-B Glenside Drive as well.

Given that the property has been out of compliance since February of 2013 as well as the fact that there is no evidence of the property owner's intent to bring the property into compliance or any plan by another party to bring the property into compliance, Mr. Outling moved to uphold the Inspector, seconded by Mr. Quinn. The Commission voted 5-0 in favor of the motion. (Ayes: Sullivan, Sheridan, Quinn, Allen, Outling. Nays: None)

Chair Sullivan stated that the property involved in this matter is located at 1605-B Glenside Drive in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

**25. 518 Miltwood Drive (TMN 548-6-23):** James Donald Kendrick and Mary H. Kendrick, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector McDougal. **(INSPECTOR UPHELD)**

Compliance Coordinator Benton stated that this property was initially inspected on November 10, 2011. The hearing was held November 28, 2011 and the order was issued on March 7, 2012. The City had to secure this property. There are children living in the area where the property is located. There is a history of complaints on this property.

Counsel Williams asked Compliance Coordinator Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and

orders issued in this matter; the last time the property was visited was December 6, 2013; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes for each unit in the multiunit property or in the entire building. Ms. Benton stated that she agreed with these questions.

Compliance Coordinator Benton stated that the list of violations includes light fixture in hallway needs cover; exposed wiring at electrical box in ceiling first floor; carpeted areas need cleaning; large holes in ceiling on second floor near steps and in master bathroom and in ceiling of sitting area; soffit boards on front pulling away from house; gutters need cleaning; front porch needs guardrails; electrical equipment needs to be properly installed and maintained; unclean/unsanitary floors, ceilings, and/or walls; debris accumulated inside unit.

Inspector Sheffield stated that no permits are required for the work indicated for this property.

The Inspector stated that Ms. Kendrick lives out of state and could not be present at the meeting.

Cynthia Jeder, 3212 Woodlea Drive, was present on behalf of Ms. Kendrick, the owner. The owner is asking for 90 days from the end of January, 2014. The owner will have the necessary funding at that time to complete the repairs. She plans to live in the property. Since November of 2011 the owner has eliminated the raccoon infestation and the destroyed furniture has been placed curbside for pick up by the City.

Neil Rochette, 519 Miltwood Drive, informed members that the property has been unoccupied for seven years. He described the disrepair of the property and said that neighbors have seen no real effort by the owner to improve or maintain the property.

Inspector McDougal provided details regarding the history of complaints on the property.

Mr. Allen moved to continue the case until the January, 2014 meeting. There was no second and the motion failed.

Mr. Outling noted that the property has been out of compliance since 2011 and there has been no intent on the part of the property owner to bring the property into compliance.

Mr. Outling moved to uphold the Inspector, seconded by Mr. Quinn. The Commission voted 4-1 in favor of them motion. (Ayes: Sullivan, Outling, Quinn, Sheridan. Nays: Allen.)

**26. 1730 Phillips Avenue (TMN 180-2-4):** Tonja Barnard a/k/a Tonja Butchee, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector McDougal. **(CONTINUED UNTIL JANUARY 14, 2014 MEETING)**

Compliance Coordinator Benton stated that this property was initially inspected on March 18, 2013. The hearing was held May 20, 2013 and the order was issued on May 30, 2013. There are children living in the area where the property is located.

Counsel Williams asked Compliance Coordinator Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was December 5, 2013; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes for each unit in the multiunit property or in the entire building. Ms. Benton stated that she agreed with these questions.

Compliance Coordinator Benton stated that the list of violations includes electrical receptacles missing cover plate in master bedroom; no electrical power service; electrical receptacles missing cover plate in second bedroom; electric switch missing cover plate in dining area; closet door needs to be hung in master bedroom; closet in second bedroom missing door; closet door in livingroom has busted door knob; front

storm door missing arm closure; need carbon monoxide detector-oil heat; no working heating system; bathroom commode loose and unstable; kitchen drawers missing doors; walls have cracks, holes or loose plaster; decayed wood or other defective material -- need moulding around bathroom door, holes in bathroom door, holes in exterior wall in back enclosed porch; holes in ceiling of back enclosed porch; front door not weathertight; need locking door knob on master bedroom door; exterior rear shed/car port has rotting wood; fascia board needs to be repaired at rear gutter; hole in rear foundation wall; gutters need to be cleaned out; hole in interior hallway ceiling.

There are no active permits on this property. Inspector Sheffield stated that repairs on the carport will require a permit.

Tonja Barnard, 1730 Phillips Avenue, requested 90 days to complete work at the property. She has receipts for materials to be used in the repairs.

Inspector McDougal noted that no violations have been repaired at this point. The owner has been in contact with the City for help in securing funds.

John Roseboro, 1902 Wellington Drive, described work that has been done inside the house. He requested additional time to make repairs to the bathroom and secure funding. He said that most of the violations have been corrected.

Brett Byerly, 3707 Mulberry Street, High Point, North Carolina, works for the Greensboro Housing Coalition. He confirmed that approximately 70 percent of the violations have been corrected. The Coalition is working on a plan to bring the house into compliance. They are working to find rehabilitation money to fund the remainder of repairs.

Ms. Sheridan moved to continue the item until the January, 2014 meeting, seconded by Mr. Quinn. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sullivan, Outling, Sheridan, Quinn, Allen. Nays: None.)

**27. 3111 Utah Place (TMN 443-3-4):** Terry Lee Johnson and Tina Johnson, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector McDougal. **(INSPECTOR UPHELD)**

Compliance Coordinator Benton stated that this property was initially inspected on September 11, 2012. The hearing was held April 22, 2012 and the order was issued on the same date. There are children living in the area where the property is located.

Counsel Williams asked Compliance Coordinator Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was December 6, 2013; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes for each unit in the multiunit property or in the entire building. Ms. Benton stated that she agreed with these questions.

Compliance Coordinator Benton stated that the list of violations includes no electrical service; exposed wiring at exterior box for exterior air conditioning unit; electrical switch missing cover plate in first bedroom; thermostat on wall is busted in first bedroom; exposed wiring at electrical switch in living room; doors needed for closet in first bedroom; smoke detectors required in all sleeping area, in hallway outside sleeping area and on all levels; heat-gas/electric not on at time of inspection; exterior water faucet needs turn valve; water not on at time of inspection; unclean/unsanitary floors, ceilings and walls; walls have cracks, holes or loose plaster, decayed wood or other defective material; unclean/unsanitary floors, ceiling contains holes, loose material and/or in disrepair; bedrooms must have a door and interior lock set; broken out window panes at window on side of house; exterior fascia boards contain holes and/or breaks; exterior walls have loose or rotting material; rear fascia boards have decayed and rotted wood; rear steps need handrail; house needs proper identification numbers; exterior siding missing on one side; crawl space door missing; exterior

window pane frames have chipped and peeling paint; structural members of the roof are not able to support nominal load over porch; all accessory structures need to be maintained structurally sound and in good repair and remove debris accumulated inside; unsafe exterior conditions—remove old oil tank with legs that are protruding; all accessory structures need to be maintained—all three sheds are falling apart; exterior hood cover for dryer vent is missing.

There was no one present to speak on the property. There are no active permits for this property. Inspector McDougal indicated that he has not received any communication from the owner regarding their inability to attend the meeting.

Given the lack of anyone to speak on the property and the length of time the property has been out of compliance, Mr. Quinn moved to uphold the Inspector, seconded by Mr. Outling. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sullivan, Outling, Sheridan, Quinn, Allen. Nays: None.)

Chair Sullivan stated that the property involved in this matter is located at 3111 Utah Street in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

**28. 100 Tall Oaks Drive** (TMN 556-1-2): Lawndale Redevelopment LLC (Arthur Boyden Henley, III, Registered Agent), Owner – In the Matter of Order to Repair, Alter or Improve Structure. Inspector McDougal. **(CONTINUED UNTIL FEBRUARY 11, 2014 MEETING)**

Ms. Sheridan asked to be recused from this case due to a conflict of interest.

Mr. Quinn moved to recuse Ms. Sheridan, seconded by Mr. Outling. The Commission voted unanimously in favor of the motion.

Commissioners agreed to hear 100 through 115 Tall Oaks Drive as one case at the request of Compliance Coordinator Benton. There is an office building on site and the remaining portions of this property are individual buildings. Each building is in the same condition. The office building has its own set of violations which vary slightly from the remaining buildings.

Compliance Coordinator Benton stated that this property, 100 through 115 Tall Oaks Drive, was initially inspected on January 14, 2013. The hearing was held February 22, 2013 and the order was issued on February 25, 2013. There are children living in the area where the property is located. The City had to order the property secured and the City secured it.

Marc Isaacson, 101 West Friendly Avenue, was present on behalf of Lawndale Redevelopment, the owner. Lawndale Redevelopment is affiliated with Blue Ridge Company. He provided background information on the property and distributed informational booklets to members. At their last meeting, the Zoning Commission approved the rezoning request which was the first step in the redevelopment process. Mr. Isaacson requested a continuance of 90 days to accommodate the rezoning appeal period, to allow a variance request to be heard by the Board of Adjustment next week, and to begin demolishing the buildings. The property has been barricaded, the units have been boarded-up, and the property is being monitored.

Given the progress of the owners in terms of redeveloping the property including barricading and securing the property as well as their advancement toward the development of the property through other Boards

and Commissions, Mr. Outling moved to continue the case until the February, 2014 meeting, seconded by Mr. Quinn. The Commission voted 4-0-1 in favor of the motion. (Ayes: Sullivan, Outling, Quinn, Allen. Nays: None. Abstain: Sheridan.)

29. **101 Tall Oaks Drive** (TMN 556-1-2): Lawndale Redevelopment LLC (Arthur Boyden Henley, III, Registered Agent), Owner – In the Matter of Order to Repair, Alter or Improve Structure. Inspector McDougal. **(CONTINUED UNTIL FEBRUARY 11, 2014 MEETING)**
30. **102 Tall Oaks Drive** (TMN 556-1-2): Lawndale Redevelopment LLC (Arthur Boyden Henley, III, Registered Agent), Owner – In the Matter of Order to Repair, Alter or Improve Structure. Inspector McDougal. **(CONTINUED UNTIL FEBRUARY 11, 2014 MEETING)**
31. **103 Tall Oaks Drive** (TMN 556-1-2): Lawndale Redevelopment LLC (Arthur Boyden Henley, III, Registered Agent), Owner – In the Matter of Order to Repair, Alter or Improve Structure. Inspector McDougal. **(CONTINUED UNTIL FEBRUARY 11, 2014 MEETING)**
32. **104 Tall Oaks Drive** (TMN 556-1-2): Lawndale Redevelopment LLC (Arthur Boyden Henley, III, Registered Agent), Owner – In the Matter of Order to Repair, Alter or Improve Structure. Inspector McDougal. **(CONTINUED UNTIL FEBRUARY 11, 2014 MEETING)**
33. **105 Tall Oaks Drive** (TMN 556-1-2): Lawndale Redevelopment LLC (Arthur Boyden Henley, III, Registered Agent), Owner – In the Matter of Order to Repair, Alter or Improve Structure. Inspector McDougal. **(CONTINUED UNTIL FEBRUARY 11, 2014 MEETING)**
34. **106 Tall Oaks Drive** (TMN 556-1-2): Lawndale Redevelopment LLC (Arthur Boyden Henley, III, Registered Agent), Owner – In the Matter of Order to Repair, Alter or Improve Structure. Inspector McDougal. **(CONTINUED UNTIL FEBRUARY 11, 2014 MEETING)**
35. **108 Tall Oaks Drive** (TMN 556-1-2): Lawndale Redevelopment LLC (Arthur Boyden Henley, III, Registered Agent), Owner – In the Matter of Order to Repair, Alter or Improve Structure. Inspector McDougal. **(CONTINUED UNTIL FEBRUARY 11, 2014 MEETING)**
36. **109 Tall Oaks Drive** (TMN 556-1-2): Lawndale Redevelopment LLC (Arthur Boyden Henley, III, Registered Agent), Owner – In the Matter of Order to Repair, Alter or Improve Structure. Inspector McDougal. **(CONTINUED UNTIL FEBRUARY 11, 2014 MEETING)**
37. **110 Tall Oaks Drive** (TMN 556-1-2): Lawndale Redevelopment LLC (Arthur Boyden Henley, III, Registered Agent), Owner – In the Matter of Order to Repair, Alter or Improve Structure. Inspector McDougal. **(CONTINUED UNTIL FEBRUARY 11, 2014 MEETING)**
38. **111 Tall Oaks Drive** (TMN 556-1-2): Lawndale Redevelopment LLC (Arthur Boyden Henley, III, Registered Agent), Owner – In the Matter of Order to Repair, Alter or Improve Structure. Inspector McDougal. **(CONTINUED UNTIL FEBRUARY 11, 2014 MEETING)**
39. **112 Tall Oaks Drive** (TMN 556-1-2): Lawndale Redevelopment LLC (Arthur Boyden Henley, III, Registered Agent), Owner – In the Matter of Order to Repair, Alter or Improve Structure. Inspector McDougal. **(CONTINUED UNTIL FEBRUARY 11, 2014 MEETING)**
40. **114 Tall Oaks Drive** (TMN 556-1-2): Lawndale Redevelopment LLC (Arthur Boyden Henley, III, Registered Agent), Owner – In the Matter of Order to Repair, Alter or Improve Structure. Inspector McDougal. **(CONTINUED UNTIL FEBRUARY 11, 2014 MEETING)**
41. **115 Tall Oaks Drive** (TMN 556-1-2): Lawndale Redevelopment LLC (Arthur Boyden Henley, III, Registered Agent), Owner – In the Matter of Order to Repair, Alter or Improve Structure. Inspector McDougal. **(CONTINUED UNTIL FEBRUARY 11, 2014 MEETING)**



**REQUESTS TO RESCIND:**

- 42. 706 Union Street** (TMN 36-13-12) Geneva McQueen James, Owner. Inspector Covington. Pulled for Service, per Legal. **(RESCINDED)**

Mr. Outling moved to rescind 706 Union Street, seconded by Mr. Allen. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sullivan, Outling, Sheridan, Quinn, Allen. Nays: None.)

- 43. 446 Gorrell Street** (TMN 29-8-4) Kirston K. Gallop and Jason Ashley, Owners. Repaired by Owners. **(RESCINDED)**

Mr. Allen moved to rescind 446 Gorrell Street, seconded by Mr. Outling. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sullivan, Outling, Sheridan, Quinn, Allen. Nays: None.)

**ADJOURNMENT:**

There being no further business before the Group, the meeting adjourned at 4:05 p.m.

Respectfully submitted,

Kathleen Sullivan,  
Chairwoman, City of Greensboro Minimum Housing Standards Commission

KS:sm/jd